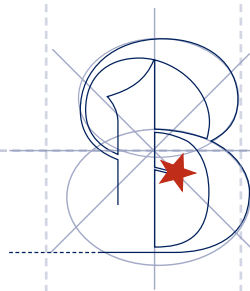
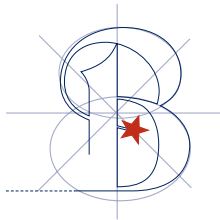




# Bryan Comprehensive Plan



# 2006



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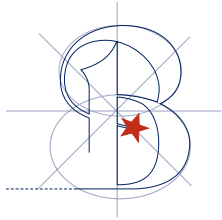
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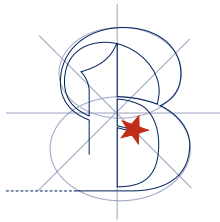
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The consultants wish to acknowledge the City of Bryan staff for their assistance and guidance throughout the project. In particular, we would like to thank Planning Manager Lindsey Guindi for her support and direction, which was invaluable throughout the planning process. We also want to recognize the members of the CPAC for their tireless effort and the citizens of Bryan whose input ensured that the plan reflected their vision for the future of Bryan.



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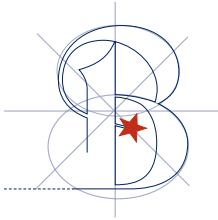
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### 1.1 Why Prepare a Comprehensive Plan?

The Texas Local Government Code requires that cities wishing to govern land use within their corporate limits do so in accordance with a Comprehensive Plan.<sup>1</sup> It is in the context of this plan that zoning ordinances and other development regulations can be adopted and have legal standing.

This Comprehensive Plan assesses the growth that Bryan has experienced and estimates the likely growth that the city will have to manage in the future. New infrastructure and development is required to sustain the built environment and maintain the character and quality of life that make Bryan unique. A current and accurate plan is essential to this process. This Comprehensive Plan provides a vision to guide Bryan's growth and development for the near term and for years to come.

### 1.2 What is a Comprehensive Plan?

This Plan has been prepared as a guide for Bryan's future physical growth expressed through goals, objectives and policies. It is a decision making tool whereby proposals for land use can be evaluated in the context of the City's long-term vision. The Plan is also a development strategy that provides a framework for identifying and scheduling essential capital projects constructed by both the private and public sectors. It is a flexible instrument able to be adjusted and amended as future conditions warrant that is readily comprehensible by residents and decision-makers. It is the framework for the establishment of zoning and other land regulatory tools.

The primary objectives of this plan are:

- Manage growth in an orderly manner;
- Minimize conflict between land uses;
- Facilitate public and private development;
- Ensure the efficient delivery of public services;
- Increase the cost-effectiveness of capital improvements; and
- Provide a rational and reasonable basis for making decisions about the community.

This Plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives drawn from the desires and aspirations of the citizens. These goals and objectives are intended to maintain Bryan as an attractive place to live, work and raise a family. Each objective can be implemented by a specific set of action statements set forth in this plan.

### 1.3 The Scope of the Plan

The planning firm IPS Group and engineering firm Mitchell & Morgan, LLP were awarded the contract to update the existing Comprehensive Plan. The scope of work included the update of the following existing sections:

Visions and Goals	Urban Design
Community Profile	Municipal Facilities
Land Use	Natural Resources
Transportation	Implementation/Capital Improvement Program

Additionally the update was required to include new language dedicated to Greenways and Drainage. The consultants were also asked to incorporate a synopsis of the Parks, Open Space and Trails Master Plan compiled by Half and Associates in 2002. The latter was to be updated with any information relevant to parks that was received through the population projections and the public input process, as well as any parks projects since 2002.

Although the elements may have been renamed or combined with others, the fully updated elements outlined above are the contents of this Plan.

<sup>1</sup> §211.004, *Texas Local Government Code*.

